AS-BUILT SURVEY

FOR

REVCO DRUG STORES

LOTS 1-6

BLOCK 1

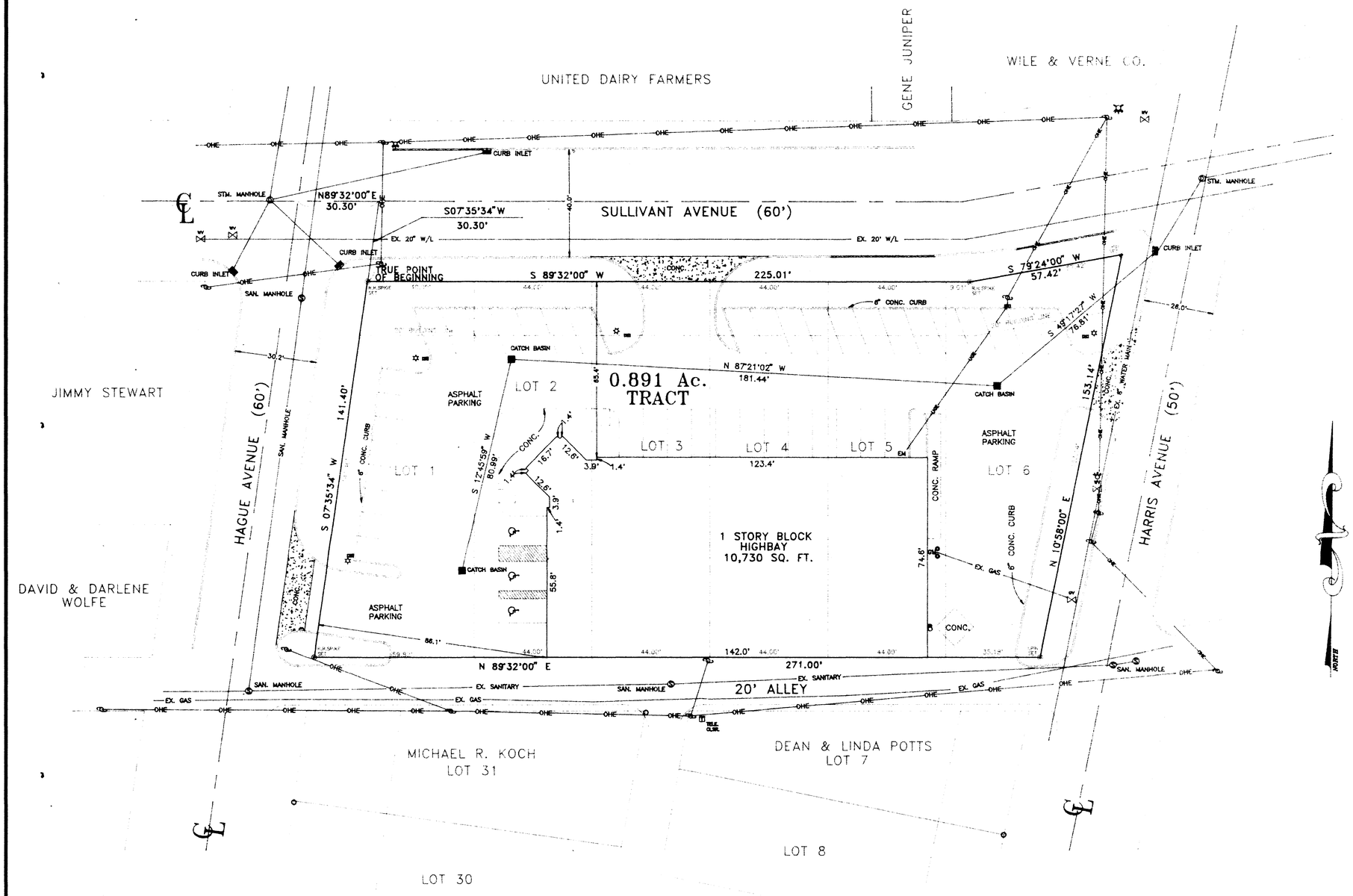
WILSHIRE HEIGHTS ADDITION

P.B 15, PG.33

CITY OF COLUMBUS

COUNTY OF FRANKLIN

STATE OF OHIO



CERTIFIED TO: PROTECTIVE LIFE INSURANCE COMPANY, LAWYERS TITLE INSURANCE, INC., JEROME S. & RUTH WEISMAN

12th MARCH

1. THE SUBJECT PROPERTY LIES WITHIN CURRENT ZONING "CGA"

2. ALL IRON PINS SET ARE 5/8 INCH STEEL REINFORCING BARS, 30 INCHES LONG WITH YELLOW CAPS MARKED "POLLING 5569"

3. THE BASIS OF BEARINGS IS BASED ON THE CENTERLINE OF SULLIVANT AVENUE (60 FT. WIDE) AS NORTH 89 DEGREES 32 MINUTES 00 SECONDS EAST, AS FOUND IN THE LEGAL DESCRIPTION OF WILSHIRE HEIGHTS ADDITION, PLAT BOOK 15, PAGE 33, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

4. THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN "X" ZONE, PER ACCORDING TO THE FLOOD INSURANCE RATE MAP, CITY OF COLUMBUS, COMMUNITY PANEL NUMBER 390170 0265 G, EFFECTIVE JANUARY 16, 1981. "AREAS OF MINIMAL FLOODING"

5. ALL UNDERGROUND UTILITIES ARE TAKEN FROM CITY OF COLUMBUS DRAWINGS AND WERE NOT FIELD VERIFIED.

6. THIS PLAT WAS PREPARED BY HARRY L. GREENE, ENGINEERING AND SURVEYING, AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN FEBRUARY 1996.

7. BUILDING SETBACKS ARE 50' FOR HAGUE AVENUE AND 25' FOR HARRIS AVENUE

8. PARKING SPACES REQUIRED : 43 SPACES
PARKING SPACES PROVIDED : 44 SPACES

LEGEND

- FIRE HYDRANT
- CLEANOUT
- WATER VALVE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- STORM WATER CATCH BASIN
- STORM CURB INLET
- TELEPHONE PEDESTAL
- UTILITY POLE
- LIGHT POLE
- ELECTRIC LINE (UNDERGROUND)
- ELECTRIC LINE (OVERHEAD)
- GAS METER
- ELECTRIC METER
- TV TELEPHONE BOX
- LIGHT POLE W. 2 DIA. CONC. BASE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Will Edward Chaffin

WILLIAM EDWARD CHAFFIN
REGISTERED SURVEYOR NO. 7559

STATE OF OHIO
WILLIAM EDWARD CHAFFIN
7559
REGISTERED
SURVEYOR

DRAWN BY:	R.CHAFFIN	DATE:	FEB. 28, 1996
CHECKED BY:	W.CHAFFIN	DRAWING NO.:	SURVEY.DWG
JOB NO.:	19-02-96	SHEET	1 OF 1

— PLAN PREPARED BY —

HARRY L. GREENE, ENGINEERING AND SURVEYING

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COLUMBUS, OHIO 43221
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